

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/0800 Householder planning permission

Address: 122 KIDMORE END ROAD, EMMER GREEN, READING, RG4 8SP

Proposal: Demolition of existing rear workshop structure. Single-storey side extension, Single-storey front extension, Single-storey rear extension and double-storey side extension.

Applicant: Mr Vikas Didwania

Received date: 30/05/2025

Target Decision date (agreed ext): 26/09/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located on the Corner of Kidmore End Road and Courtenay Drive. There is hard and soft landscaping at the front of the property and a garden at the rear. The surrounding area is predominantly residential, consisting of dwellinghouses varying in terms of scale and design.

Site visit date: 10/07/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey front extension, in line with the existing front gable projection and a new front porch.

At the rear of the site a single storey infill extension is proposed.

The existing single storey workshop projection at the rear of the existing garage would be demolished, and the existing garage would be extended at the side.

A first-floor side extension is proposed above the existing single storey side extension on the north elevation of the dwelling.

The materials proposed would match those of the existing dwelling.

Plans/documents considered:

Drawing No. 11/P-01 – Location Plan received 30th May 2025

Drawing No. 11/P-02 – Block Plan received 30th June 2025

Drawing No. 11/P-05 - Existing Ground Floor Plan received 30th May 2025

Drawing No. 11/P-06 - Existing First Floor and Roof Plans received 30th May 2025

Drawing No. 11/P-07 – Existing Elevations received 30th May 2025

Drawing No. 11/P-20 A – Proposed Ground Floor Plan received 30th June 2025

Drawing No. 11/P-21 A – Proposed First Floor and Roof Plans received 30th June 2025

Drawing No. 11/P-22 B – Proposed Elevations received 10th July 2025

Arboricultural Impact Assessment and Method Statement received 7th August 2025

Drawing No. 11/P-30 – Landscape Plan received 7th August 2025



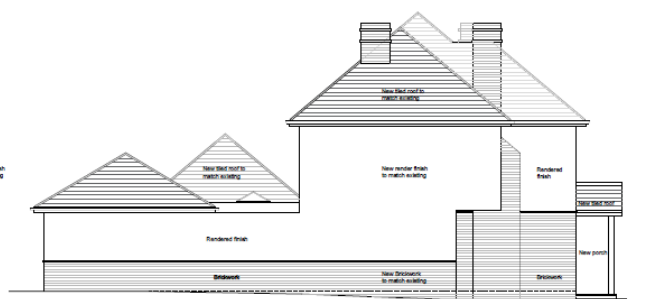
PROPOSED FRONT ELEVATION A



PROPOSED SIDE ELEVATION B

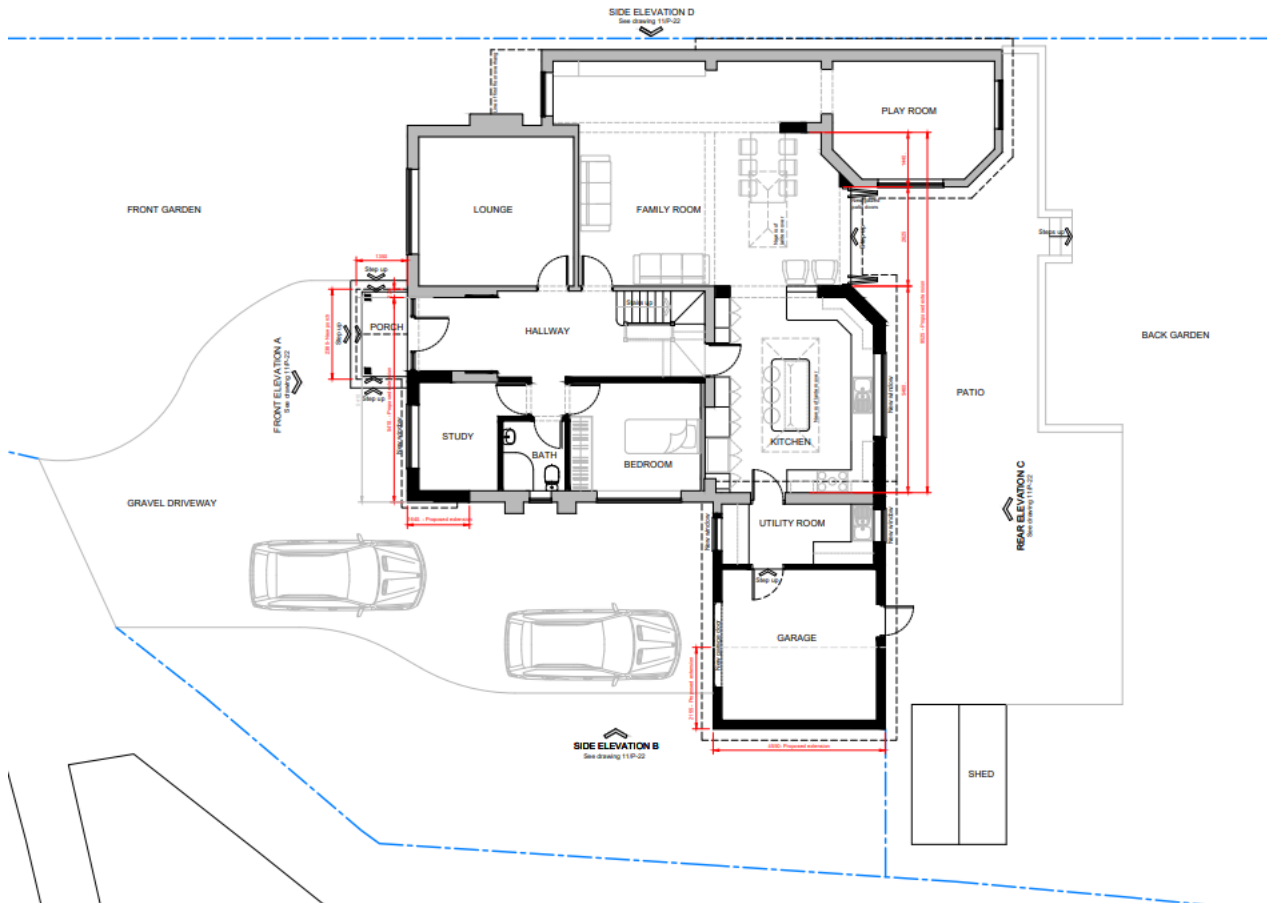


PROPOSED REAR ELEVATION C



PROPOSED SIDE ELEVATION D

PROPOSED EXTERNAL ELEVATIONS



3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 10th July 2025 for a period of 21 days. No letters of representation have been received.

Ecology

The house and garage/workshop may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application, or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

Officer note: Further to the above comments, the applicant provided the required bat survey reports. The reports were reviewed by the RBC Ecology adviser, and the following comments were received:

The bat survey reports (Chase Ecological Consultancy, July 2025 ref: CE5202 and CE5202-01) have been undertaken to an appropriate standard and conclude that the risk of bats being affected by the proposals is minimal. There are, therefore, no objections to this application on ecology grounds.

RBC Transport

The proposed works do not change or impact on the existing off street parking arrangements. No changes to the existing vehicle access are proposed.

RBC Natural Environment

The proposed development site of 122 Kidmore End Road has a variety of trees within or adjacent to the property boundary, both on the frontage and at the rear.

I note that replanting positions are not plotted within the TPP, nor are they plotted within the proposed plans. A landscape plan is required to shown indicative replanting.

Officer note: further to the NE officer comments, the applicant submitted a revised AMS and tree protection plan. The NE team then confirmed they have no objections to the application subject to conditions. The proposal positively offers to replace 2no. replacement trees resulting in a net gain in the number of trees. The replacement shrub is also another positive contribution to the green space.

Equality Act 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN12 (Biodiversity and the green link network)
EN14 (Tress, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR5 (Car and Cycle Parking)

SPD

Design Guide to House Extensions SPD (2021)
Revised Parking Standards and Design SPD (2011)

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. The submission version of the Local Plan was submitted on 9th May 2025.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

Although the overall development is fairly large, it is considered that the plot is capable of taking extensions of the proposed size and scale. The application site and surrounding properties have relatively large rear gardens and many of the neighbouring properties have outbuildings and rear extensions, therefore, the development proposed at the rear of the site is not considered out of character for its location. Moreover, the rear extensions will not be visible from the street, therefore posing minimal risk of harm to the streetscape.

It is considered that the alterations at the front of the property would not distract from the character of the existing dwelling to an unacceptable degree and would not be harmful to neighbouring dwellings or the wider street scene. The scale and design of the proposed porch is considered suitable.

The proposed first floor side extension adjacent to number 124 Kidmore End Road is considered relatively minor in scale and would integrate well with the host dwelling. This element of the development is significantly set back from the front elevation of the dwelling and the hipped roof form is set down appropriately from the ridge of the roof of the main dwelling.

With regards to the extension to the existing side garage, the overall size and appearance are considered acceptable. A sufficient distance would remain between this element of the development and the side boundary adjacent to Courtenay Drive. Furthermore, a large majority of the garage would be screened by the existing boundary fence and vegetation along this side of the site. A large forecourt would sit between proposed garage and road at the front of the site, Kidmore End Road. Due to the distance, combined with the single storey nature of the garage, and the loss of the existing attached workshop extension, the development is considered subservient to the site and not harmful to the existing dwelling or surrounding area.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposed development does not include any first-floor side facing windows and, therefore, there are no identified risks of the proposed extension causing any overlooking or privacy issues.

The majority of the works are single storey in nature and set well away from side boundaries and neighbouring properties, therefore, there are no identified risks in relation to overbearing effects and visual dominance.

With regards to the first-floor side extension adjacent to no. 124 Kidmore End Road, there is already built form at ground floor level, and the development would not extend any further towards the shared boundary, therefore, sufficient separation between the dwellings remains. Although there may be some additional impact from the side extension with regards to outlook and loss of light, it is not considered to be significantly different to the existing arrangement, and not so significantly detrimental to warrant refusal on this basis.

With regards to the host dwelling, the proposed development will improve the living conditions for the occupants of the property, and the amount of remaining amenity space is considered acceptable.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION - GRANT

Recommended Conditions:

Time Limits
Approved Plans
Materials
Landscaping
Tree Protection Measures
Parking